035.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	850,000 / 850,000
					USE VALUE:	850,000 / 850,000
					ASSESSED:	850,000 / 850,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENDIG SAMUEL H &
Owner 2:	KADOR HEIDI
Owner 3:	
Street 1:	13 NORCROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SENESI JOHN M & JILL M -
Owner 2:	-
Street 1:	13 NORCROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,962 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 2229 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9962.000	389,600	300	460,100	850,000
Total Card	0.229	389,600	300	460,100	850,000
Total Parcel	0.229	389,600	300	460,100	850,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.34 | /Parcel: 381.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 24707
GIS Ref:
GIS Ref:
Insp Date: 08/23/16

!2910!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,600	300	9,962.	460,100	850,000	850,000	Year End Roll	12/18/2019
2019	101	FV	286,700	300	9,962.	416,900	703,900	703,900	Year End Roll	1/3/2019
2018	101	FV	295,600	300	9,962.	395,400	691,300	691,300	Year End Roll	12/20/2017
2017	101	FV	254,900	300	9,962.	345,100	600,300	600,300	Year End Roll	1/3/2017
2016	101	FV	254,900	300	9,962.	294,700	549,900	549,900	Year End	1/4/2016
2015	101	FV	229,600	300	9,962.	273,200	503,100	503,100	Year End Roll	12/11/2014
2014	101	FV	223,700	300	9,962.	226,400	450,400	450,400	Year End Roll	12/16/2013
2013	101	FV	223,700	300	9,962.	215,700	439,700	439,700		12/13/2012

PRINT

Date	Time
12/10/20	18:14:49

LAST REV

Date	Time
09/07/18	10:10:03
apro	
2910	

USER DEFINED

Prior Id # 1:	24707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SENESI JOHN M &	58986-40		4/30/2012		436,000	No	No		
SENESI RONALD S	58986-38		4/30/2012	Convenience		No	No		
SENESI JOHN	23863-573		11/4/1993		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2016	1307	Addition		O				mud rm 1st+master
4/23/2015	382	Redo Bat	18,000					2nd floor bath rem
2/26/2014	142	Redo Kit	73,400	O				
12/5/2013	1775	Re-Roof	5,678	C				
6/26/2012	791	Manual	2,200					BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
9/3/2018	Fieldrev-Chg	PH	Patrick H
8/23/2016	Measured	DGM	D Mann
8/23/2016	Permit Visit	DGM	D Mann
8/23/2016	Left Notice	DGM	D Mann
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
7/27/2012	MLS	EMK	Ellen K
1/22/2009	Measured	345	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9962		Sq. Ft.	Site		0	64.	0.72	3									460,069						460,100	

Total AC/HA: 0.22870 | Total SF/SM: 9962 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,069 | Spl Credit | Total: 460,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12106323
Const Adj.:	0.99989998
Adj $ / SQ:	140.119
Other Features:	129782
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478585
Depreciation:	89017
Depreciated Total:	389568

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

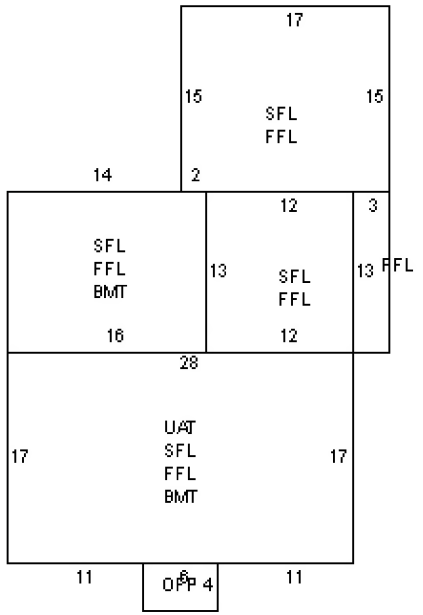
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.12
Special Features:	0	Val/Su Net:	127.49
Final Total:	389600	Val/Su SzAd	174.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,134	140.120	158,895
SFL	Second Floor	1,095	140.120	153,430
BMT	Basement	684	42.040	28,752
UAT	Upper Attic	119	56.050	6,670
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	3,056		Total:		
Size Ad	2229	Gross Are	6902	FinArea	2229

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	8X14	A	AV	1970	3.89	T	39.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300